

**TOWN OF WOLFEBORO  
CONSERVATION COMMISSION**

**August 14, 2017**

**MINUTES**

**Members Present:** Dan Coons, Chairman, Lenore Clark, Vice-Chairman, Gail Antonucci, Ed Roundy, Brian Gifford, Art Slocum, Members, Sarah Silk, Alternate.

**Members Absent:** Dave Senecal, Selectmen's Representative, Jeff Marchand, Member, Randy Tetreault, Alternate.

**Staff Present:** Lee Ann Keathley, Administrative Secretary.

Chairman Coons opened the meeting at 6:33 PM at the Wolfeboro Town Hall Annex Conference Room.  
Chairman Coons appointed Sarah Silk, Alternate, to site in for Jeff Marchand, Member.

**I. Consideration of Minutes**

**July 10, 2017 Minutes**

**It was moved by Lenore Clark and seconded by Sarah Silk to approve the July 10, 2017 Wolfeboro Conservation Commission minutes as submitted. All members voted in favor. The motion passed.**

**Dredge & Fill Minutes**

**July 10, 2017**

**It was moved by Sarah Silk and seconded by Brian Gifford to approve the July 10, 2017 Wolfeboro Conservation Commission Dredge & Fill minutes as submitted. All members voted in favor. The motion passed.**

**II. Discussion Items**

**a. Michael Simmons; Application for a Building Permit on a Class VI Road; Tax Map #104-11**

Jim Rines, White Mountain Survey Co., stated Michael Simmons has applied to the BOS for a building permit on a Class VI road. He stated Dave Ford, Department of Public Works, has granted conditional approval for a driveway permit and Deputy Fire Chief Tom Zotti has signed off on the proposal. He stated the Planning Board, as required by statute, has reviewed the proposal and noted no objection however, recommended that such applications be reviewed by the Conservation Commission. He stated that even though the applicant has not been requested to seek input from the Conservation Commission, he thought he would do so in advance of their meeting with the BOS. He stated Mr. Simmons is proposing the construction of a home on a Class VI road, with access from Stoneham Road; noting such requires BOS approval. He stated the Green's (Stoneham Road) have expressed opposition to the proposal and have requested access be from an abutting property located on Stoddard Road that Mr. Simmons has joint ownership. He stated a proposal was previously submitted to and approved by the BOS last year however, that approval is in litigation. He stated the applicant has since

revised the plans which requires another approval and noted that regardless of access coming from Stoddard Road, power to the lot would come from Stoneham Road because there is no power on Stoddard Road and therefore, trees would still have to be removed on Stoneham Road. He stated the lot located on Stoddard Road averages a 12.3% slope (25% in some areas) and has numerous jurisdictional wetlands which would require wetland crossings (several switchbacks would be needed which would require wider swaths) in order to construct on the abutting lot. However, access from Stoneham Road is flat and stable.

Sarah Silk questioned the reason for the lawsuit and confirmed there is no public hearing process with the BOS.

Jim Rines stated the process does not require a public hearing or notice to abutters however, the abutters believes they should have received notification. He stated that if approval for the revised plan is received by the BOS, the applicant will not pursue the previous approval/proposal.

Sarah Silk asked if the widening of the road would impact wetlands.

Jim Rines replied no and noted a wetlands scientist has evaluated the area.

Art Slocum asked if the lot is a timber lot.

Jim Rines stated the lot has been timbered however, does not know if the lot is an actual timber lot. Jim Rines stated the trees proposed to be removed have been flagged and the waiver of liability has been signed and recorded. He noted a letter from the Fire Department has also been received. He noted that 15 of the 16 trees are 19" in circumference.

Ed Roundy questioned the conservation value.

Jim Rines stated there may be no conservation value in this instance

Staff reviewed the following Planning Board's comments/recommendations that has been forwarded to the BOS;

- Plans dated 7/24/17 be incorporated into the approval
- No further subdivision of the property
- Advise BOS of neighboring parcels and potential for future development
- Execution of Utility Easement; if landowner is laying underground utilities should the landowner then be responsible for the maintenance of such
- Class VI Road liability waiver
- Recommend review of all Applications for a Building Permit on a Class VI Road by the Conservation Commission (to review environmental impact)
- Submittal of letter from the Fire Department requiring a fire suppression system
- Incorporate Dave Ford's letter to Michael Simmons, dated 7/24/17
- Planning Board schedule and hold a public hearing relative to the scenic road statute; BOS approval conditional upon such

The Board agreed to perform a site walk and scheduled such for Wednesday, 5:30 PM (meet at the Town Hall and go to site).

**b. McBride Easement**

Dan Coons stated he spoke with Steve Walker regarding a site walk; noting such would be scheduled at a later date.

**c. Willey Brook Trail Construction**

Dan Coons stated one half mile of the trail has been roughed in and distributed photographs of the site. He stated it is expected that the east side loop will be completed by mid-September.

**d. 2018 Budget**

The Commission reviewed year to date expenditures and agreed to submit a level funded budget for 2018.

**It was moved by Lenore Clark and seconded Sarah Silk to submit a level funded budget for 2018. All members voted in favor. The motion passed.**

**e. Towns Garden**

Dan Coons stated he was asked by the Food Pantry Garden representatives if some trees could be cut down to allow for more light on the garden; noting there are trees on the left side of the garden that could be cut.

**f. Whiteface Mountain**

Dan Coons stated Integrity Earthworks has donated labor costs to construct a parking area at the access point from Browns Ridge Road to the trail. He stated a walk of the trail boundaries has been scheduled for 8/27/17, time to be determined.

**III. Other Business**

**Front Bay Park**

Dan Coons stated the treatment of invasive species only included Bittersweet.

**Hoagland Special Use Permit, 13 Baas Drive**

Art Slocum stated the Planning Board denied the Special Use Permit application for Jon Hoagland, 13 Baas Drive.

**IV. Informational Items**

The Commission was provided the following information; NH DES Wetlands Bureau correspondence.

**It was moved by Art Slocum and seconded by Lenore Clark to adjourn the August 14, 2017 Conservation Commission meeting. All members voted in favor. The motion passed.**

*There being no further business before the Commission, the meeting adjourned at 7:38 PM.*

Respectfully Submitted,

*Lee Ann Hendrickson*

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